

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Pembrokeshire

ref:LG/AMS/08/25/OK/AMS/08/25

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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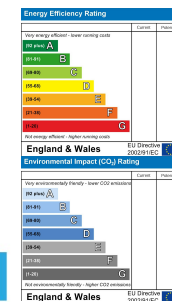


23 Feidr Dylan, Fishguard, Pembrokeshire, SA65 9EQ

- Detached Bungalow
- Garden To Front & Rear
- Two Bedrooms
- Sea Views From Front
- Gas Central Heating
- Well Presented
- Near Coast Path
- Off Road Parking & Garage
- No Onward Chain
- EPC Rating: TBC

Offers In The Region Of £280,000

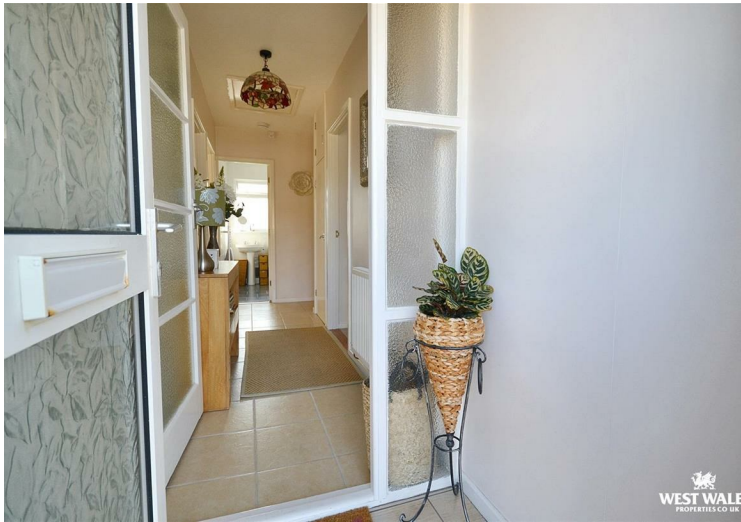
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The Agent that goes the Extra Mile



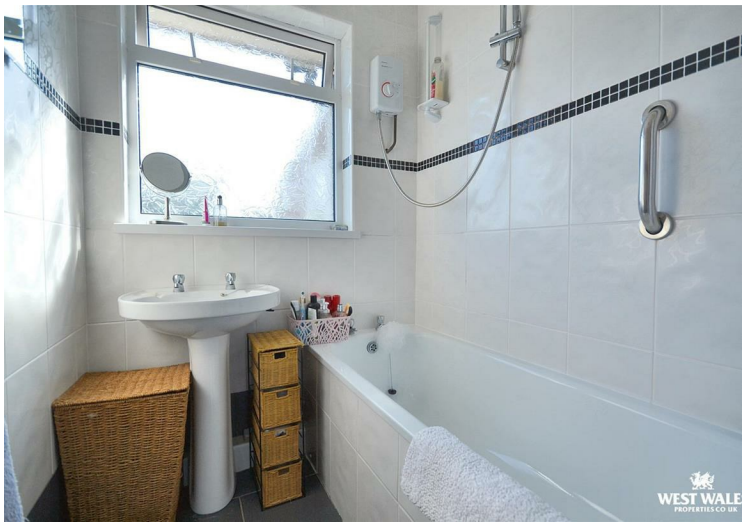


A well presented detached bungalow situated in Fishguard, within walking distance to local amenities and the Marine Walk, which forms part of the Coastal Path. The property benefits from sea views to the front, off road parking and gas central heating.

The accommodation briefly comprises, an entrance porch which goes into the hallway. A door to the right leads into the living room where there is a feature fireplace and window overlooking the front garden. The kitchen benefits from fitted, matching wall and base units, built-in hob, oven and dishwasher and there is space for a dining table. Accessed from here, is the garden room, which leads out to the garden. There are two double bedrooms, one with distant sea views to the rear, and a family bathroom.

Externally, to the front of the property there is a pathway leading to the property with low maintenance gravel to either side. Perfect spot for potted plants. There is off road parking for one vehicle as well as access to the garage. To the front there are lovely sea views overlooking the harbour. The rear garden is enclosed can be accessed via either side of the side of the property or through the rear porch. Here there is a useful outbuilding, a seating area, and a lawned area bordered by shrubs and flowers.

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants. secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.



DIRECTIONS

From our Fishguard office proceed up High Street turning right at the first junction. At the bottom of the road turn left into West Street, follow the road and turn right at CK's supermarket. Follow road through Brodog Terrace, and turn right into Heol Emrys, then take the next left onto Feidr Dylan. Continue down the hill and the property will be located on your right hand side. What 3 Words Reference///moons.reclusive.work



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

